

United States Department of the Interior
National Park Service

**National Register of Historic Places
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name _____

other names/site number Brown, Mark and Paul, House (preferred)

2. Location

street & number 404 Atlantic Avenue ☐ not for publication

city or town Ocean View ☐ vicinity

state Delaware code DE county Sussex code 005 zip code 19970

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☐ locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

☐ entered in the National Register.
☐ See continuation sheet.

☐ determined eligible for the
National Register.
☐ See continuation sheet.

☐ determined not eligible for the
National Register.

☐ removed from the National
Register.

☐ other, (explain:) _____

Signature of the Keeper

Date of Action

Brown, Mark and Paul, House
Name of Property

Sussex, DE
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	0	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic/single dwelling = residence

Domestic/secondary structure = garage

Current Functions

(Enter categories from instructions)

Domestic/single dwelling = residence

Domestic/secondary structure = garage

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th and 20th Century Revival/Colonial Revival

Materials

(Enter categories from instructions)

foundation Stone

walls Asbestos shingle

roof Asphalt shingle

other Brick chimney

Wood frame porch

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or a grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

- ☐ recorded by Historic American Engineering
Record # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

c. 1925

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary location of additional data

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository:

McCormick, Taylor & Associates, Inc.

Brown, Mark and Paul, House

Name of Property

Sussex, DE

County and State

10. Geographical Data

Acreage of Property .41 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	8
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6	0	7	1	6
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2	2	7	3	5	9
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Zone

Easting

Northing

3

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Zone

Easting

Northing

2

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4

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☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Elizabeth C. Harvey, AICP/Historic Preservation Planner

organization McCormick, Taylor & Associates date July 2003

street & number 2 Commerce Square, 2001 Market Street telephone 215.592.4200

city or town Philadelphia state PA zip code 19103

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Mark and Paul Brown

street & number 26 Longspur Drive telephone N/A

city or town Wilmington state DE zip code 19808

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

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Architectural Description

The Mark and Paul Brown House is a two and one-half-story, three-bay, asbestos shingle-clad, four-square plan, Colonial Revival building with an asphalt-shingle hipped roof. The main (south) façade of the first floor has a central entrance with a wood and glazed door flanked by wood 4/1 windows with the muntins arranged in a vertical pattern with no crossbar. The first floor has an open porch supported by brick piers and large square wood posts with a recessed screened-in porch with decorative wood tracery. The open porch extends to the west over the driveway forming a porte-cochere supported by the same brick and wood posts; the span appears wider than usual but likely extends to accommodate the width of the two-car garage to its north. The second floor has paired wood 4/1 windows with the muntins arranged in a vertical pattern with no crossbar. The roof has a hipped roof dormer with paired wood 4/1 windows with the muntins arranged in a vertical fashion with no crossbar. The first floor on the east façade has two sets of tripartite windows with the same sashes as seen on the main façade; the second floor has two wood single windows with the same sash. The west façade has single and paired wood windows with the same sashes as seen on the main façade. An interior brick chimney rises behind the dormer. The dwelling is a contributing feature of this resource.

To the southwest of the main building is a one-story, two-bay, asbestos-shingle clad garage with an asphalt-shingle, front-gable roof. The main (south) façade has two vehicular entrances with wood doors. The garage is a contributing feature of this resource.

Statement of Significance

When considering the four eligibility criteria and the seven attributes of integrity, and the characteristics of the Colonial Revival building type found within Sussex County, Baltimore Hundred, the Mark and Paul Brown House (S-9737) is eligible for the National Register of Historic Places under Criterion C. The main building serves as an example of a Colonial Revival, four-square dwelling in Sussex County, Baltimore Hundred. It features a hipped roof with a hipped roof dormer, a screen-enclosed full-width front porch, and original 4/1 windows; it has its original massing and fenestration/door pattern. The site features mature trees and a garage that dates to the period of the house. The garage and the main building are contributing features of the Mark and Paul Brown House property. The period of significance for the resource is c. 1925. The property is not associated with an event of importance, nor is it representative of a pattern of events or historic trends (Criterion A). The property is not affiliated with any persons important to local, state, or national history (Criterion B). Owing to prior ground disturbance, there is little probability that new information will result from any archaeological testing performed in the vicinity of the property (Criterion D). In addition, the location, setting, design, and association with residential development in Sussex County, Baltimore Hundred, have been maintained.

Historical Background and Significance

Examples of Colonial Revival architecture should have a hipped roof, preferably with an intact, full-width front wood porch and four-square massing; later examples of this type should show more restrained features and a side-gable roof. It is anticipated that most Colonial Revival dwellings are either one and one-half stories, or two

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and one-half stories in height; eligible examples of the Colonial Revival building type should retain their original fenestration and positioning of doors if they do not have their original windows or doors. The Mark and Paul Brown House is a two and one-half story four-square dwelling, which retains original 4/1 windows, its original massing and fenestration/door pattern.

Throughout the late nineteenth and early twentieth centuries, inhabitants in Baltimore Hundred clung to historic settlement patterns and gravitated toward rural, agricultural pursuits. Many locals kept one foot “firmly planted in the eighteenth century” as conservative attitudes and agricultural practices persisted in southeastern Delaware well into the twentieth century (Williams, p. 95). The one limited exception to this pattern occurred as communities grew around transportation routes forming small, linear roadside towns. The advent and affordability of the automobile, coupled with an improved highway system, prompted the development of truck farming. Paved roadways facilitated the timely transport of perishable fruits such as strawberries to urban markets, along with poultry. Ultimately, the development of the commercial chicken broiler industry proved to be “one of the most significant events in the evolution of Delaware commercial agriculture” that helped replace waning maritime interests (Lanier & Herman, p. 238-239).

This period reflected the growing population concentrations in Baltimore Hundred. The villages of Selbyville and Ocean View each boasted a population separately of over 600 and 300 residents respectively in 1930. Ocean View received electricity in 1928, while the surrounding “necks” were electrified later (Collins and Eby, n.p.). Route 26 (or Atlantic Avenue) was re-paved with a hard surface in 1933, thereby helping farmers get their chickens to market in a timely fashion and encouraging growth of service industries, such as service stations and restaurants (*Ocean View City Council Meeting Minutes, 1889-1977*, April 24, 1933, microfilm, Delaware State Archives; De Cunzo & Gracia, p. 31). The population percentage of African-Americans, however, declined in Baltimore Hundred as many migrated north to urban centers for factory employment.

Residential architectural property types associated with the period of Urbanization and Early Suburbanization (1880-1940) include Colonial Revival and bungalow houses. These building forms, along with agricultural outbuildings, are usually elements of agricultural complexes. Because the farm economy of Baltimore Hundred was transformed from one of corn/subsistence farming to poultry and truck farming in the twentieth century, housing styles likewise evolved to respond to the changing nature and affluence of farmers.

Dwelling property types found along the Route 26 corridor include Colonial Revival-style, single-family residences.¹ With accentuated front façade entries with pediments supported by pilasters or simple wood columns, sometimes surrounded by fanlights or sidelights, these dwellings have a decidedly balanced feel. Typically three, five, or seven bays in width, and two bays in depth, Colonial Revival houses with wood frame, double-hung sash windows with single and paired multi-pane glazing are the best representative examples of their type (McAlester, p. 321). Most of the Colonial Revival dwellings seen along Route 26/Atlantic Avenue include side-gable roof varieties, reflecting an Adam influence; while others are hipped-roof, four-square

¹ This discussion which follows concerning Colonial Revival dwellings is derived from a definition architecturally from Virginia & Lee McAlester's *A Field Guide to American Houses* (2000) chapter on “Eclectic Houses – Colonial Revival 1880-1955” pp. 321-341.

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examples both with and without full-width first story, front façade porches (McAlester, pp. 321-323). Hipped roof, four-square examples of Colonial Revival style residences with full-width front porches were popular forms from *circa* 1895 through 1920, while side-gable types with simple accent details reigned from *circa* 1905 until 1940 (McAlester, p. 325). Most of these vernacular forms of Colonial Revival style houses had either wood shingle siding (produced locally from Cypress Swamp mills), wood clapboard siding, or if the interpretation was executed in a high-style form, masonry.

Early examples of Colonial Revival architecture had exaggerated elements of Georgian and Adam styles; by 1915, the *White Pine Series of Architectural Monographs* had encouraged builders to take a more sympathetic, restrained approach (McAlester, p. 326). Later examples of Colonial Revival style were influenced by the Great Depression of the 1930s, and World War II – these events prompted a further simplification of side-gable building styles with simple architectural details, suggesting their “colonial precedents rather than closely mirroring them” (McAlester, p. 326).

Bibliography

Collins, Mary & Evelyn Eby. *140 Years of Rainbows: A Book about Mariner's Bethel United Methodist Church and the Local Area*. Dover, DE: Dover Litho Printing Company, 1998.

De Cunzo, Lu Ann & Ann Marie Garcia. “Neither A Desert Nor A Paradise:” *Historic Context for the Archaeology of Agriculture and Rural Life, Sussex County, Delaware, 1770-1940*. Newark, DE: University of Delaware, Department of Anthropology, Center for Archaeological Research. Prepared for the Delaware Department of State, Division of Historical and Cultural Affairs, State Historic Preservation Office, August 1993.

De Cunzo, Lu Ann & Ann Marie Garcia. *Historic Context: The Archaeology of Agriculture and Rural Life, New Castle and Kent Counties, Delaware, 1830-1940*. Prepared for the Delaware Department of State, Division of Historical and Cultural Affairs, State Historic Preservation Office, October 1992.

Delaware State Archives. Ocean View City Council Meeting Minutes, 1889-1977. Microfilm, April 24, 1933.

Lanier, Gabrielle & Bernard L. Herman. *Everyday Architecture of the Mid-Atlantic*. Baltimore, MD: The Johns Hopkins University Press, 1997.

Murray, Molly. “Abused Wilderness: The Degradation of the Great Cypress Swamp.” *News Journal*, May 20, 1990.

McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York, NY: Alfred A. Knopf, 2000.

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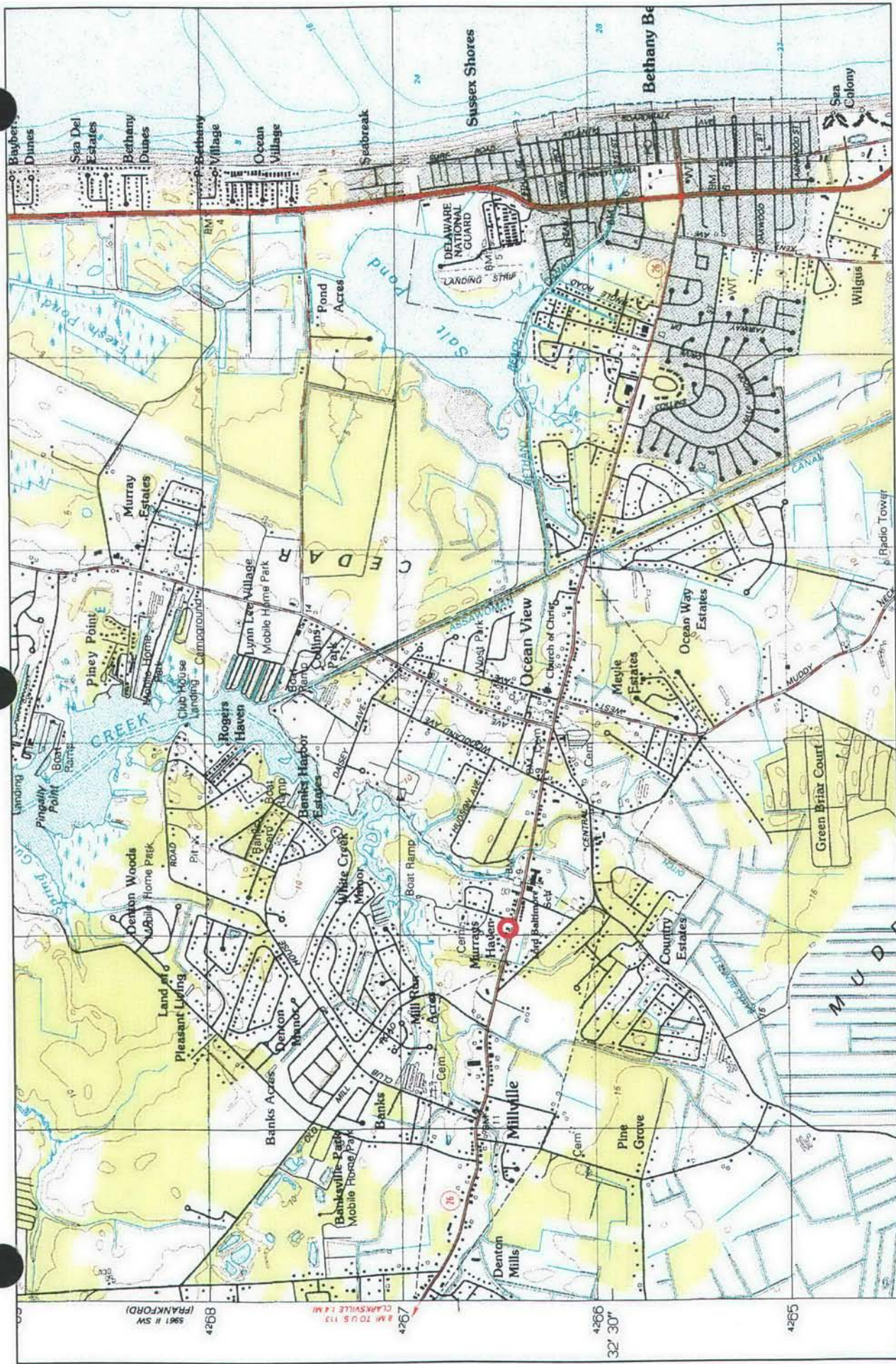
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Verbal Boundary Description

The boundary for the Mark and Paul Brown follows Sussex County, Delaware tax parcel 1-34-12-287.00, as depicted on the attached site plan.

Boundary Justification

This boundary is sufficient to encompass the dwelling and garage of the Brown House under Criterion C. This boundary was prepared in accordance with the National Register Bulletin: "Defining Boundaries for National Register Properties". The Period of Significance for the Brown House is c. 1925. The dwelling and garage are contributing features. There are no non-contributing features.



Bethany Beach, Delaware
USGS Quadrangle
1984, Photorevised 1991



Zone: 18
UTM: N-227359
E-60716

Brown, Mark & Paul, House
404 Atlantic Avenue
Sussex County, DE

Brown, Mark & Paul, House
Sussex County, DE



APPROX. SCALE 1"=45'




	BUILDING 50 YEARS OLD OR OLDER
	BUILDING LESS THAN 50 YEARS OLD
	NATIONAL REGISTER BOUNDARY (FOLLOWS TAX PARCEL BOUNDARY)



Photo 1: Mark and Paul Brown House at 404 Atlantic Avenue facing north.

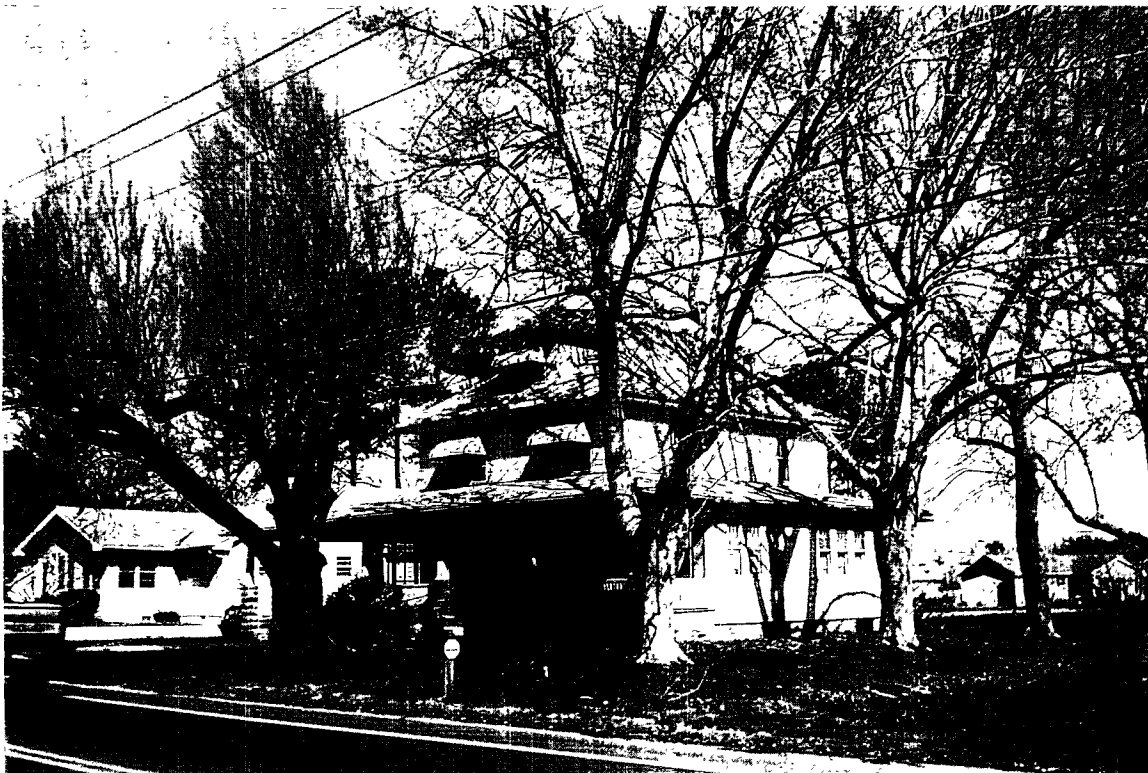


Photo 2: Mark and Paul Brown House at 404 Atlantic Avenue facing northwest.